

**CITY OF TWENTYNINE PALMS
PLANNING COMMISSION**

MINUTES

Regular Planning Commission Meeting

Tuesday, January 18, 2005, 6:00 P.M.

Twentynine Palms City Hall

6136 Adobe Road

Twentynine Palms, California

1.0 CALL TO ORDER – Chairman Stone called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE – Commissioner Masterson led the Pledge of Allegiance.

ROLL CALL – The following Commissioners were present: Caplinger, Masterson, Mintz, Rinkes, and Chairman Stone.

2.0 SPECIAL ANNOUNCEMENTS – None

3.0 APPROVAL OF MINUTES – On a motion made by Vice Chairman Caplinger, seconded by Commissioner Mintz and carried with a 5-0 voice vote the minutes of the December 7, 2004 meeting were approved.

4.0 PUBLIC COMMENTS - None

5.0 PUBLIC HEARINGS

5.1 PC 03-40

Amendment of Conditional Use Permit (CUP) for phased development of Sayaji U Ba Khin Vipassana Foundation Meditation Center, increasing scope of development with addition of five modular buildings in phase one, increasing floor area by 8,448 square feet, southwest corner of Twentynine Palms Highway and Mantonya Road. (APN 613-071-03)

RECOMMENDATION: Conduct the Public Hearing, adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and approve the CUP subject to the Conditions of Approval.

Chairman Stone opened the Public Hearing.

Director Corbin presented a staff report to the Commissioners.

Applicant Philip Block clarified his project for the Planning Commissioners and spoke in favor of this project.

Chairman Stone asked if there were any public comments.

Hearing no requests to speak, Chairman Stone closed the Public Hearing.

Following a discussion the Planning Commission addressed their concerns and gave their recommendations to the applicant.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Masterson and carried with a 4-0-1 voice vote Masterson (asbstained) , Item 5.1 PC 03-40 was continued to the February 15, 2005 regular Planning Commission meeting at the request of the applicant.

5.2 **PC 04-54**

General Plan Amendment for change of zoning from General Commercial (CG) to Multi-family Residential (RM) and Conditional Use Permit (CUP) for development of 36 multi-family units on a 4.6± acre parcel located at the northeast corner of El Paseo Drive and Bagley Avenue (APN 618-292-09).

RECOMMENDATION: Conduct the Public Hearing and formulate a recommendation to the City Council.

Commissioner Masterson abstained from Item 5.2 due to a potential conflict of interest and left the Council Chambers at 6:20 p.m.

Chairman Stone opened the Public Hearing.

Director Corbin presented a Staff Report to the Commissioners.

Applicant Dave Rinker spoke to the Commissioners regarding the type of impact this project would have in the community. Mr. Rinker addressed the parking issue and the amenities the project would have for the members living there. He stated there would be specific restrictions of no Rv's, Motor Homes, and no Recreational Vehicles would be allowed and that the members of the community residing there would have to store them offsite.

D.J. Masker, Twentynine Palms, stated that she had mixed feeling about the project but expressed opposition of this development due to the General Commercial being given up.

Grove Crank, Twentynine Palms, stated that the economics of the City of Twentynine Palms would not support a commercial building on 4 ½ acres. This was his reason for not having the commercial building on this property.

Chairman Stone closed the Public Hearing.

A discussion occurred between the Commissioners regarding the proposal.

On a motion made by Vice Chairman Stone, seconded by Commissioner Rinkes, and carried with a 4-0-1 roll call vote, Masterson (abstained) the Commission recommended Council adoption of the Negative Declaration with a finding of De Minimis Environmental Impact and approval of the General Plan Amendment and Conditional Use Permit subject to the draft Conditions of Approval.

Commissioner Masterson returned to the Council Chambers at 6:36 p.m.

5.3 **PC 04-60**

Conditional Use Permit for proposed 50-person child daycare center in the existing building located at 73486 Twentynine Palms Highway (APN 618-231-20), with offsite parking on parcel APN 618-232-05. Applicants Marshall and Giselle Day.

RECOMMENDATION: Conduct the Public Hearing and approve the Conditional Use Permit subject to the Conditions of Approval.

Commissioner Masterson abstained from Item 5.3, due to a potential conflict of interest and left the Council Chambers at 6:38 p.m.

Chairman Stone opened the Public Hearing.

Director Corbin presented a Staff Report to the Commissioners.

Larry Briggs, Owner of Plaza Realtors located in Twentynine Palms, suggested that the City purchase the parking lot from the Medicine Woman.

Dee Richhart, Twentynine Palms, stated to the Commissioners that the community desperately needs child care and spoke in favor of the daycare center.

Bob Coghill spoke in favor of the project.

Grove Crank stated that people may not safely utilize the parking lot.

Following a discussion the Planning Commission addressed their concerns of sidewalks, safe entry and exit, lighting, parking, and gave their recommendations to the applicant.

Consensus was reached that the recordable instrument for the access across the Medicine Woman's property will not be added to this agreement.

Chairman Stone closed the Public Hearing.

On a motion made by Commissioner Rinke, and seconded by Chairman Stone and carried with a 4-0-1 roll call vote, Masterson (abstained) that the Planning Commission approved the Negative Declaration with a finding of De Minimis environmental impact, making the required findings of approval contained in the staff report, and approved of the CUP subject to the draft Conditions of Approval with the amendment of parking lot lighting.

6.0 OTHER HEARINGS - None

7.0 STUDY SESSIONS

7.1 PC 04-52

Chapter 19.66 Commercial Vehicle Parking.

RECOMMENDATION: Review draft text developed by Planning Commission at the December 7, 2004 meeting.

The Commissioners reviewed the recommendations and provided staff with direction.

7.2 Review of requirements for under grounding of utility service per standards established in Development Code Chapters 19.07, 19.08, 19.09, and 19.14.

RECOMMENDATION: Review existing requirements and provide staff direction.

The Commissioners reviewed the recommendations and provided staff with direction.

8.0 FUTURE AGENDA ITEMS - None

9.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk